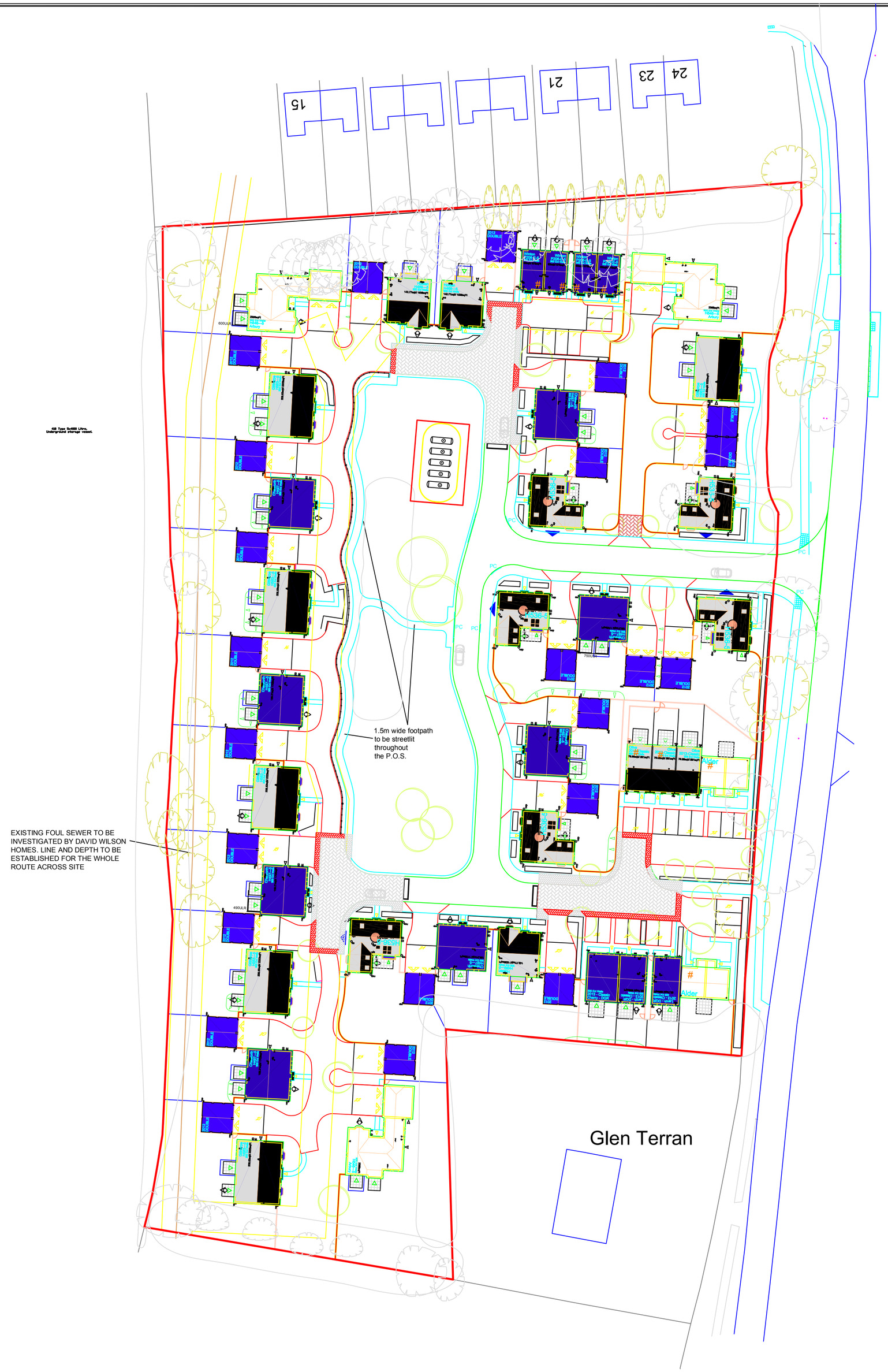

LOCATION OF EXISTING TREES TO REMAIN TO BE CONFIRMED UPON UPDATING OF TREE SURVEY AND TOPOGRAPHICAL SURVEY

THE VALE OF GLAMORGAN COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPROVED

SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)

THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING BUILDING LEGISLATION, N.H.B.C. AND BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THIS DRAWING.

THIS DRAWING MUST BE READ & CHECKED AGAINST ANY STRUCTURAL GEOTECHNICAL OR OTHER SPECLIST DOCUMENTATION OR PLANS PROVIDED.

THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. EACH AREA OF GROUND RELIED UPONTO SUPPORT ANY STRUCTURE DEPICTED (INCL. DRAINAGE) MUST BE INVESTIGATED BY THE CONTRACTOR. A SUITABLE METHOD OF FOUNDATION SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY EARTHWORK CONSTRUCTIONS SHOWN INDICATE TYPICAL SLOPES FOR GUIDANCE ONLY AND SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.

WHERE EXISTING TREES ARE SHOWN TO BE RETAINED THEY SHOULD BE SUBJECT TO A FULL ARBORICULTURAL INSPECTION FOR SAFETY. A SUITABLE METHOD OF FOUNDATION IS TO BE PROVIDED TO ACCOMMODATE PROPOSED TREE PLANTING.

General Notes

HOUSE TYPE ACCOMMODATION SCHEDULE

5B/10P	
4B/8P	
5B/9P	
4B/7P	
5B/9P	
2B/4P	
1B/2P	
2B/4P	
3B/5P	
4B/6P	
TOTAL	

Rev	Date	By	Comment
H	18.03.14	DA	Garage relocated (plot 24). Highway updates as requested. Outline of possible conservatories shown.
G	26.02.14	IB	Layout revised to Client comments
F	25.02.14	IB	Moorecroft House type updated
E	25.02.14	IB	Plot 40 amended to LPA comments
D	12.02.14	IB	Layout revised to LPA and Clients comments
C	21.01.14	NG	Amended to Highway Comments
B	16.12.13	IB	Planning Application Submission
A	14.11.13	IB	Layout Revised to Clients Comments

EXTERNAL WORKS LEGEND

- PLOT NUMBERS
- CAR PARKING ALLOCATION
- GATE POSITION
- SOCIAL HOUSING
- POSSIBLE CONSERVATORY LOCATION
  NOTE: IF CONVENTIONAL ENGINEERING AND EXTERNAL WORKS WILL NEED TO BE REVISED TO SHOW FULL CONSERVATORY WIDTH
- BLOCK PAVING

LANDSCAPING LEGEND

- PROPOSED TREES
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- PROPOSED HEDGE / SHRUBS PLANTING
- APPROXIMATE LOCATION OF THE PROPOSED REINSTATEMENT OF BRITHWAN DITCH

Hammonds Yates

Architectural
Town Planning
Urban Design
Civil Engineering Design
Planning Supervision
Licensed Code Assessor
Landscape Architecture

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Client
David Wilson Homes South Wales

Project Title
Proposed Development At Former Emporium Garden Centre, Llangan

Drawing Title
Planning Layout

Drawing Status

Drawn By	Scales		Date
NMG	1:500	A1	Nov 2013

Job No.	Drawing No.	Rev.
1473	100	H

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